

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01554/FPH	Part two storey and part first floor rear extension, single storey side extensions following demolition of existing detached garage, and alterations to fenestration.	19 Stockens Green Knebworth Hertfordshire SG3 6DQ

Submitted Plan Nos

5950-E01-A 5950-OS1 5950-P01J

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
HE1	Designated heritage assets
SECN12	Achieving well-designed places
SECN16	Conserve + enhance historic environment
SECN9	Promoting sustainable transport
SP13	Historic environment
SP6	Sustainable transport
SP9	Design and Sustainability
T2	Parking

Knebworth Neighbourhood Plan
Policies KBDS1, KBBE4

2.0 **Site History**

- 2.1 24/01773/FPH - Part two storey and part first floor rear extension. Single storey side extensions following demolition of existing detached garage and alterations to fenestration – Withdrawn 18/11/24.
- 2.2 16/00312/1HH - Replace 3 existing windows on the front elevation and erection of 1.22m high entrance gates – Approved 05/05/16.

3.0 **Representations**

- 3.1 **Parish Council** - The Council expressed no objections to this application but wanted it noted that this application is in the conservation area and wanted to check requirements on the front facing and visible parts of the property from the road were in alignment with rules pertaining to an area of conservation.
- 3.2 **Conservation Officer** - I have reviewed the revised drawings/scheme in light of Place Services comments on the original proposal and conclude
1. Two storey rear extension. The reduction in depth to 2.1m from the rear elevation and other interventions results in a substantial addition which is considered supportable.
 2. The revisions to garage have addressed some of the original concerns (not all) but in my view sufficient to support this element.
 3. Bay extension. I am satisfied that the revisions have addressed previous concerns and is now supported.
 4. Sky Gap. I would not have raised any particular concerns here given the location and orientation of the property and the relationship of the proposed two extension would in my view not have a detrimental impact on the character and appearance of the conservation area.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling with a pitched roof. Rear party boundaries are comprised of 2.5m high hedges. The site is in a residential area comprised of semi-detached, detached and terraced dwellings. The site is in a Conservation Area and an Article 4 Area.

4.2 **Proposal**

- 4.2.1 The proposal is for a two storey and first floor rear extension with a pitched and flat roof, a single storey side extension with a pitched and flat roof that will replace a detached double garage, and a separate single storey side extension with a flat roof. The number of bedrooms will be increased from three to four.

4.3 **Key Issues**

- 4.3.1 The key material considerations are design and heritage, impacts on neighbour amenity, and parking.

Design and heritage

- 4.3.2 The site is within the Stockens Green Conservation Area, where S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. This objective is carried forwards to the NPPF Section 16, and Local Plan Policy HE1. The site is also in the Stockens Green Article 4 Direction Area, where certain permitted development rights are removed, and overlaps much of the CA.
- 4.3.3 There are no objections to the demolition of the garage as it is not considered to relate to the host dwelling or make a significant contribution to the significance of the Conservation Area.
- 4.3.4 The Council has received comments from its Conservation Officer, which are given significant weight. Previous application 24/01773/FPH was withdrawn due to heritage and design concerns raised by an external consultant.
- 4.3.5 For this re-submitted application, the rear extension has been reduced in size and height, the pitched roof of the larger side extension has been altered and reduced, and the eaves and fenestration of the smaller side extension have been altered.
- 4.3.6 The Conservation Officer has not objected to the revised plans now submitted, and given the alterations and reductions proposed to the design, size and scale of the extensions, the proposal is not considered objectionable on heritage grounds and will not harm the significance of the Conservation Area.
- 4.3.7 The proposed extensions are considered to be in keeping with the character and appearance of the host dwelling, and will have limited impacts on the locality due to the siting of the extensions and substantial hedge screening. The design is acceptable. The proposal complies with Policies D1, D2 and HE1 of the Local Plan, and Sections 12 and 16 of the NPPF.

Neighbour amenity

- 4.3.8 The smaller of the two side extensions would be on a side of the dwelling near a public highway, and won't harm amenity. The other side extension will have limited visibility from closest dwelling No. 21, and is not considered harmful to the amenity of that dwelling.
- 4.3.9 The two storey rear extension due to its proposed size, siting and design is not considered to cause overbearing impacts of loss of light to closest dwelling No. 21. This extension includes a side rooflight facing No. 21 which could cause some loss of privacy of side openings of that dwelling, however as it would be secondary it can be required by condition to be obscure glazed. Impacts on amenity are therefore acceptable. The proposal complies with Policy D3 of the Local Plan.

Parking

- 4.3.10 The proposal will increase the number of bedrooms and will also result in the loss of a garage. The site will however have two parking spaces in its curtilage, which complies with minimum standards. Parking is considered acceptable. The proposal complies with Policy T2 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The extension(s) hereby permitted shall be built in external materials to match the existing dwellinghouse unless otherwise agreed in writing by the LPA.

Reason: To protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

4. The approved first floor north-west elevation rooflight facing towards No. 21 Stockens Green shall be obscure glazed.

Reason: In the interests of privacy and amenity. To comply with Policy D3 of the Local Plan.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 August 2025	